



NELSON FOUNDRY

INQUIRY FOR QUEENS BLOCK 316 LOT 13 START AT REEL 0 PAGE 0 DATE 00/00/00 AS OF 12/13/90 PAGE 001

BLOCK	LOT	GRANTOR/MORTGAGOR	GRANTEE/MORTGAGEE	REC. DATE	REEL	PAGE	INSTR	REMARKS
00316	0013	MIRANDA, DOMINICK KLEINHAUT, SAM WILDER, IZAAK	FIORENTIOS, ANTONIOS VENTOURATOS, SPIROS	11/01/88	02706	02327	DEED	

00316	0013	FIORENTIOS, ANTONIOS VENTOURATOS, SPIROS	MIRANDA, DOMINICK	11/01/88	02706	02329	MTGE	
-------	------	---	-------------------	----------	-------	-------	------	--

00316	0013	FIORENTIOS, ANTONIOS VENTOURATOS, SPIROS	BAGPRINT LTD	11/01/88	02706	02333	MTGE	
-------	------	---	--------------	----------	-------	-------	------	--

00316	0013	WILDER, IZAAK, ETAL	NELSON FOUNDRY INC	11/01/88	02707	00575	SAT	DISC MTG R743 P456 O.M. P/O LOT 1
-------	------	---------------------	--------------------	----------	-------	-------	-----	--------------------------------------

00316	0013	FIORENTIOS, ANTONIOS VENTOURATOS, SPIROS	F.A. MANAGEMENT INC	12/29/89	02928	01085	DEED	
-------	------	---	---------------------	----------	-------	-------	------	--

00316	0013	F.A. MANAGEMENT INC	MEDALLION FUNDING CORP	12/29/89	02928	01087	MTGE	
-------	------	---------------------	------------------------	----------	-------	-------	------	--

00316	0013	F.A. MANAGEMENT INC	MEDALLION FUNDING CORP	12/29/89	02928	01095	ASST	LEASE
-------	------	---------------------	------------------------	----------	-------	-------	------	-------

END OF PRINT

LOT #13  
F.A Mgmt Co

INQUIRY FOR QUEENS BLOCK 316 LOT 13 START AT REEL 0 PAGE 0 DATE 00/00/00 AS OF 12/13/90 PAGE 001

BLOCK	LOT	GRANTOR/MORTGAGOR	GRANTEE/MORTGAGEE	REC.	DATE	REEL	PAGE	INSTR	REMARKS
-------	-----	-------------------	-------------------	------	------	------	------	-------	---------

00316	0013	MIRANDA, DOMINICK KLEINHAUT, SAM WILDER, IZAAK	FIORENTIOS, ANTONIOS VENTOURATOS, SPIROS		11/01/88	02706	02327	DEED	
-------	------	--	---	--	----------	-------	-------	------	--

00316	0013	FIORENTIOS, ANTONIOS VENTOURATOS, SPIROS	MIRANDA, DOMINICK		11/01/88	02706	02329	MTGE	
-------	------	---	-------------------	--	----------	-------	-------	------	--

00316	0013	FIORENTIOS, ANTONIOS VENTOURATOS, SPIROS	BAGPRINT LTD		11/01/88	02706	02333	MTGE	
-------	------	---	--------------	--	----------	-------	-------	------	--

00316	0013	WILDER, IZAAK, ETAL	NELSON FOUNDRY INC		11/01/88	02707	00575	SAT	DISC MTG R743 P456 O.M. P/O LOT 1
-------	------	---------------------	--------------------	--	----------	-------	-------	-----	--------------------------------------

00316	0013	FIORENTIOS, ANTONIOS VENTOURATOS, SPIROS	F. A. MANAGEMENT INC		12/29/89	02928	01085	DEED	
-------	------	---	----------------------	--	----------	-------	-------	------	--

00316	0013	F. A. MANAGEMENT INC	MEDALLION FUNDING CORP		12/29/89	02928	01087	MTGE	
-------	------	----------------------	------------------------	--	----------	-------	-------	------	--

00316	0013	F. A. MANAGEMENT INC	MEDALLION FUNDING CORP		12/29/89	02928	01095	ASST	LEASE
-------	------	----------------------	------------------------	--	----------	-------	-------	------	-------

END OF PRINT

STATE OF NEW YORK, COUNTY OF  
On the day of  
personally came

STATE OF NEW YORK  
19 , before me  
me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

MEL 2201 PAGE 1055

STATE OF NEW YORK, COUNTY OF QUEENS ss:  
On the 14 day of September 1968, before me personally came John T. Sweeney personally known to me, who, being by me duly sworn, did depose and say that he resides at No. 84-26 Avon Street, Jamaica Estates, New York that he is the President of Nelson Foundry, Inc.

STATE OF NEW YORK, COMMISSIONER

Personally came  
the subscribing witness to the foregoing instrument, with  
whom I am personally acquainted, who, bring before me,  
sworn, did depose and say that he resides at No.  
  
that he knows  
to be the individual  
described in and who executed the foregoing instrument;  
that he, said subscribing witness, was present and saw  
execute the same; and that he, said witness,  
at the same time subscribed his name as witness thereto.

to be the individual  
described in and who executed the foregoing instrument,  
that he, said subscribing witness, was present and saw  
execute the same; and that he, said witness,  
at the same time subscribed his name as witness thereto.

Notary Public

JOSEPH D. LAURENO  
100-110 West 42nd Street, New York  
N.Y.  
March 30, 1973

## Bargain and Sale Deed With COVENANT AGAINST GRANTOR'S ACTS

CC.198

INTER-COUN  
AND MOL

120  
121

**STANDARD FORM OF NEW YORK STATE OF TITLE INSURANCES**  
*Distributed by*  
**CHICAGO TITLE  
INSURANCE COMPANY**

23

Recorded at Request of  
**CHICAGO TITLE INSURANCE COMPANY**  
Home Title Division  
Return by Mail to  
Antrum & Fister, A/c  
37-94 100-57  
C. C. N. S.

1958 OCT - 1 PM 12:54

OFFICE OF HARR COUNTY  
QUEEN MARY BOND  
WITNESSED AND  
AND OFFICIAL COPY

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT. THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 24<sup>th</sup> day of September, nineteen hundred and Sixty-eight  
BETWEEN NELSON FOUNDRY, INC., a domestic corporation having its  
principal place of business at 11-02 Broadway, Long Island City,  
New York,

RECEIVED  
280 A.D. 1954

party of the first part, and IZAAK WILDER, residing at 11-10 Broadway,  
Long Island City, New York, DOMINICK MIRANDA, of 25-18 40th Avenue,  
Long Island City, New York, and SAMUEL KLEINHAUT, residing at  
104-40 Queens Boulevard, Forest Hills, New York, as tenants in  
common and not as joint tenants, Dominick Miranda as holder of 50%, and  
each other grantee 25%.

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration  
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs  
and successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvement thereon erected, situate,  
lying and being in the Borough and County of Queens, City and State of  
New York, bounded and described as follows:

BEGINNING at a point on the westerly side of 12th Street,  
distant 59 feet southerly from the corner formed by the intersection  
of the westerly side of 12th Street with the southerly side of  
Broadway; running thence westerly parallel with the southerly side  
of Broadway, 125 feet; thence southerly parallel with the westerly  
side of 12th Street, 41.48 feet; thence easterly again parallel  
with the southerly side of Broadway 125 feet to the westerly side  
of 12th Street; thence northerly along the westerly side of 12th  
Street, 41.48 feet to the point or place of BEGINNING.

SUBJECT to any facts an accurate survey may show, more  
particularly the survey prepared by Fred J. Powell dated January 29,  
1968, revised June 11, 1968, which includes the following encroachments:  
a) Metal building on the south encroaches from 1' 3" to  
1' 5-3/4 on premises under examination.

b) Roof of shed on premises of examination have iron  
columns supporting said roof encroaching on premises adjacent on  
north.

SUBJECT to a first mortgage held by the Long Island City  
Savings Bank in the original amount of \$133,000.00 now reduced  
by payments, to the sum of \$ 48,180.70.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and  
roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances  
and all the estate and rights of the party of the first part in and to said premises; TO HAVING AND TO  
HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of  
the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything  
whereby the said premises have been encumbered in any way whatever, except as aforesaid.  
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of  
the first part will receive the consideration for this conveyance and will hold the right to receive such consid-  
eration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply  
the same first to the payment of the cost of the improvement before using any part of the total of the same for  
any other purpose.  
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires  
written.

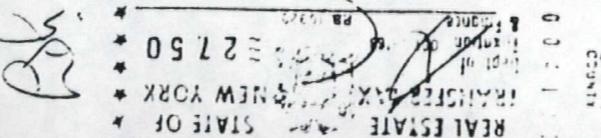
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above

written.

*John J. Hanrahan*

NELSON FOUNDRY, INC.

By *John J. Hanrahan*



316  
P.T. 1

*10/10/89*

Title No.: NYHQ-5623  
**BPPD**  
BANCAR AND SALK  
Antonios Florentios and  
Spiros Ventouratos

TO  
P.K. Management, Inc.

Dated, December 15, 1989

STATE OF NEW YORK  
County of QUEENS

RECORDED ON THE  
Day of December 15, 1989  
in the Office of the Clerk  
Section: 3, Block: 316, Lot: 13  
County: QUEENS, Precinct: 11-06 Broadway, Astoria, New York

SEARCHED AND INDEXED  
Jane Messineo, Esq.  
205 East 42nd St.  
Suite 2020  
New York, NY 10017

LOC. VER BY TAY YAP *S-M*

METRO LAND SERVICES, INC.  
315 MADISON AVE. RM. 1128  
NEW YORK, N.Y. 10017  
(212) 490-1777

1989 VOL 27 NO 10  
WITNESS MY SIGNATURE  
AND OFFICE OF  
JAY O. SPALDING  
CLERK OF THE CITY

*Jay O. Spalding*  
76264



X  
ZD  
023366  
0  
A19

WITNESS: NONE  
NO CONSIDERATION

PAGE ONE OF TWO PAGES  
THIS DOCUMENT AND NO MONEY OR OTHER VALUABLE CONSIDERATION  
WAS A LEGAL DOCUMENT AND MADE IN RECORDS UNDER SEALS OF ALL ATTORNEYS  
RECEIVED 2920 MARCH 1985

THIS DOCUMENT, made the 15th day of December 1989,

BETWEEN Antonio Florencio, residing at 25-32 82nd Street, Jackson Heights, New York;

and

Spirros Ventouratos, residing at 25-35 33rd Avenue, Long Island City, New York, and

P.A. Management, Inc., having a principal place of business at 11-06 Broadway, Astoria, New York, as grantee

WITNESSETH, that the grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration given to him by the grantee hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Broadway with the westerly side of 12th Street;

RUNNING THEREFROM southerly along the westerly side of 12th Street, 100.48 feet;

THENCE westerly at right angles to the westerly side of 12th Street, 227.12 feet;

THENCE northerly parallel with the westerly side of 12th Street, 100.48 feet to the southerly side of Broadway;

THENCE easterly along the southerly side of Broadway, 227.12 feet to the corner at the point or place of BEGINNING.

BEING the same Premises conveyed to the Grantors herein by deed dated 10/27/88,

recorded 11/1/88 in Reel 2706, Page 2327;

SAID premises being known as and by the street address 11-06 Broadway, Astoria, New York.

TOGETHER with the appurtenances and all the estates and rights of the grantor in and to said premises,  
TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever, AND the said grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Law Law.  
The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.  
IN WITNESS WHEREOF, the gr. for her executed this deed the day and year first above written  
in presence of:

ANTONIO FLORENICO & SONS INC. 1985  
Spirros Ventouratos 1985

STATE OF NEW YORK, COUNTY OF  
On the 19th day of  
January, 1989, before  
me, having by me duly sworn, did depose and say that deponent resides  
at 25-35 33rd Avenue, Long Island City, New York, and  
is the foregoing instrument; deponent further the seal of said  
instrument is affixed to said instrument by said deponent and  
deponent is now or always has been a resident of the Borough of Queens and  
of the State of New York.

STATE OF NEW YORK, COUNTY OF NEW YORK  
On the 15th day of December 1989, before  
me personally known Antonio Florencio and  
Spirros Ventouratos  
to me known to be the individuals I described in, and who executed  
the foregoing instrument, and who furthered that they executed  
the same.

JANE MCINTYRE  
NOTARY PUBLIC, STATE OF NEW YORK  
No. 14-4342602  
Qualified in NYC, NY, 1978  
Commission Exp. 10/10/1998